FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property, John L. and Kathryn E. Jeffries. At the request of a nearby property owner, a public hearing was scheduled to determine the appropriateness of the relief requested. The Petitioners seek relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 7 feet in lieu of the required 10 feet for a proposed addition to the existing dwelling, a rear yard setback of 9 inches in lieu of the required 10 feet for an existing garage, and a side street setback of 14 feet, 9 inches in lieu of the required 25 feet for the existing dwelling, all as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petition was John I.. Jeffries, property owner. Although a public hearing was scheduled at the request of Eric Domain Bors, Professional Engineer, on behalf of Pacesetter Homes, Inc., he did not appear at the hearing to testify in opposition to the request and there were no other Protestants present at the hearing. It was noted at the hearing that Mr. Bers is a developer and owns several pieces of land Vin the vicinity of the subject site.

Testimony indicated that the subject property, known as 6714 Meekans Avenue, consists of 6,570 sq.ft. zoned D.R. 5.5 and is improved

with a two-story dwelling and one-story garage, which has been attached to the dwelling by way of an open deck. The Petitioners are desirous of adding a 6' x 26' one-story addition to the rear of the existing dwelling to provide two additional bedrooms and one bath on the first floor. Testimony revealed that the existing dwelling was built over 50 years ago with only one bedroom and is no longer suitable for the Petitioners' growing family. Due to the narrow width of the lot and the location of existing improvements thereon, the requested variance from rear yard setback requirements is necessary in order to proceed as proposed. Mr. Jeffries testified that the proposed addition will be constructed with similar materials to match those used on the existing dwelling. The Petitioner offered photographs of his property depicting a very neat and aesthetically pleasing home and yard. Further testimony indicated that the remaining variances are necessary in order to bring the property into compliance

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

- 2-

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6714 Meekins Are. Bulto. MJ. 21207
which is presently sound 0R 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached

of the required 25' setbacks from the side streets of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Our home currently has one bedroom. We recently had a buby

and the home is now to small. We would like to add two bedrooms and a bath

on the First Floor. See photos and plat to understand why the addition

can only be placed in the proposed area. To make it Lange enough

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to

be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

The undersigned, legal owner(s) or the property entities in Section(s) hereto and made a part hereof, hereby petition for a Variance from Section(s)

1E02.3c1 To BALOW F

garage w/c is part of the principal building by an attached deck. (Lots

are recombined because of deck). And to allow a 14'9" setbacks in lieu

Property is to be posted and advertised as prescribed by Zoning Regulations.

Contract Purchaser/Leset

7' a9' setbacks in lieu of the required 10' for a proposed addition & existing

with current zoning regulations.

WED FOR

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted. such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented. it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this $\frac{27}{4}$ day of October, 1993 that the Petition for Administrative Variance requesting relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 7 feet in lieu of the required 10 feet for a proposed addition to the existing dwelling, a rear yard setback of 9 inches in lieu of the required 10 feet for an existing garage, and a side street setback of 14 feet, 9 inches in lieu of the required 25 feet for the existing dwelling,

ject to the following restriction: 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that pro-

in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, sub-

ceeding at this time is at their own risk until such

time as the 30-day appellate process from this Order

has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Deputy Zoning Commissioner

for Baltimore County

TMK:bjs

FOR FILING

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

(410) 887-4386

October 27, 1993

RE: PETITION FOR ADMINISTRATIVE VARIANCE SW R/W Line of Richardson Ave., 301.3' SE of Featherbed Lane (Parcel 1), and NW R/W Line of Orchard Street, 129.55' SW of Richardson Ave. (Parcel 2) 2nd Election District - 2nd Councilmanic District John L. Jeffries, et ux - Petitioners

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development

Very truly yours, Deputy Zoning Commissioner

for Baltimore County

cc: Mr. Eric L. Bers, President Pacesetter Homes, Inc., P.O. Box 841, Ellicott City, Md. 21041

JOHN L. Jeffries
(Type or Print Name) (Type or Print Name) Kathann E. Jeffries 6714 Meekins Ave. (410) 298-5287 City State Zipcode
Name, Address and phone number of representative to be contacted. John L. Jeffaies 6714 Meckins Are(40)298-5287 circulation, throughout Battimore County, and that the property be reposted.

Zoning Commissioner of Baltimare County

ITEM #: 29

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

Buto. Md. 21207

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

That the Affiant(s) does/do presently reside at 6714 Meekins for

Our home chanently has one bedroom. We recently had a baby and the home is to small. We would like to add two bedrooms and a bath to the first fluor. See photos undplut tounderstand why the addition can only be placed in the proposed area. To make it large enough it needs to be 1 feet from the property line.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: 1 HEREBY CERTIFY, this 16 day of July of Maryland, in and for the County aforesaid, personally appe , 19 93, before me, a Notary Public of the State

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief. AS WITNESS my hand and Notarial Seal

SHANABERGER & LANE

• 94-28-A

Surveying • Land Planning • Construction Stakeout

ZONING DESCRIPTION PARCELS 1 AND 2 PROPERTY OF JOHN L. JEFFRIES AND KATHRYN E. JEFFRIES

Election District 2 Councilments District 2

FIRST PARCEL

Beginning at a point on the southwest sight-of-way-line of Richardson Avenue (40 that wide) at a distance of 301.3 flot southeasterly from the contectine of Feetherbed Lane (30 flot wide); thence the

South 45° 59' 30" East (along the southeast eids of Richardson Ave.) a distance of 58.40 flot;

2. South 41° 07' 24" West (along the northwest side of Orthard Street, 40 flot wide) a distance of 109.55 Bot, thence

3. North 45° 59' 36" West a distance of 58.40 fact, thence

4. North 410 67 24" East a distance of 169.55 that to the place of beginning as seconded in Liber

Containing 6,398 square flot, or 0.1469 acres of land, more or less. SECOND PARCEL

Beginning at a point on the northwest sight-of-way line of Orshard. Street (40 fleet wide) at a distance of 129.55 fleet continuouslady from the contestine of Richardson Avenue (40 fleet wide); thence the following courses and distances:

1. South 410 00' 24" West (along the northwest side of Orchard Street) a distance of 112.50 first,

2. North 45° 59' 36" West (along the northeast side of Meskins Street, 40 flut wide) a distance of 52.40 fact thence

3. North 41° 00' 24" Best a distance of 112.50 fast; thence

4. South 450 59' 36' Bast a distance of 52.40 fact to the place of beginning as recorded in Liber

Containing 6,570 square fast, or 0.1508 scree of land, more or less The improvements thereon being known as 6714 Medius Avenue

8786 Town and Country Boulevard • Suite 107 • Ellicott City, Maryland 21043 • (410) 461-9863

Suite 113 Courthouse

Towson, MĎ 21204

400 Washington Avenue

Mr. & Mrs. John L. Jeffries 6714 Meekins Avenue Baltimore, Maryland 21207

Case No. 94-28-A Dear Mr. & Mrs. Jeffries:

Management office at 887-3391.

ZOMMO DEPARTMENT OF BALTIMORS COUNTY

District 271 d.	Date of Posting 9/14/93
Posted for: Petitioner: John & Kathary Location of preparty: 6714 Markins	Date of Posting 9/14/93 Teffines SHIP SU/Richer, door Are 4 SEftents. but home
	Joy 10 x property of fatition-
Remarks: Posted by	Date of return: 10/4/93

ZONING DEPARTMENT OF BALTIMORE COUNTY 94-28-17

Touris, Marylana	
District Ind	Date of Posting 91/93
Posted for: Petitioner: July + Koffing Location of property: 6719 Mosty 20	Date of Posting 9493 14 Jeffnins 114.
Location of Signer Formy 100 dwg	••••••
Remarks: Posted by	Data of return: 1/3/93
Number of Signa:	,

Baltimore County Government Office of Zoning Administration and Development Management

August 13, 1993

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans

Enclosed are all comments submitted thus far from the members of ZAC

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process

1. The director of Zoning Administration and Development Management

the necessity of a preliminary review by zoning personnel.

has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without

submitted with the above referenced petition. The attached comments from

each reviewing agency are not intended to indicate the appropriateness of

the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or

problems with regard to the proposed improvements that may have a bearing

that offer or request information on your petition. If additional

comments are received from other members of ZAC, I will forward them to

you. Otherwise, any comment that is not informative will be placed in the

hearing file. This petition was accepted for filing on August 8, 1993,

(410) 887-3353

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ___ successive weeks, the first publication appearing on 9.19.3.

THE JEFFERSONIAN.

Baltimore County Zoning Administration & Development Management 111 West Chesapeuke Avenue Ton. son, Maryland 21204

to the second

Account: R-0C1-6150

Date 7/19/93 Takon: UF/JRA John & Kathryn Jattias - 6714 Maakins Ava. #101 - Adminis. Variance - \$ 50.00

#080 - Sign ---- # 35.00

03A03#0344MICHRC BA C009:18AM07-19-93

O. James Lighthizer Secretary Hal Kassoff Administrator

フ・メリ・リン

Item No.: * 29 (JKF)

Re: Baltimore County

Ms. Helene Kehring Zoning Administration and Development Management County Office Building Room 109 111 W. Chesapeake Avenue

Towers Maryland 21204

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Hor John Contestabile, Chie Engineering Access Permits

My telephone number is _____ Teletypewriter for impaired Hearing or Speech
383-7555 Baitimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free 707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: July 29, 1993

Arnold Jablon, Director Zoning Administration and Development Management

Pat Keller, Deputy Director Office of Planning and Zoning

Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 9, 11, 12, 18, 19, 21, 24, 25, 26, 29, 32, 33, 34, 37 and 39.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

PK/JL:lw

ZAC.9/ZAC1

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-28-A (Item 29) 6714 Meekins Avenue SW Richardson AVenue, 301.3' SE from c/l Featherbed Lane 2nd Election District - 2nd Councilmanic Petitioner(s): John L. Jeffries and Kathryn W. Jeffries HEARING: THURSDAY, OCTOBER 14, 1993 at 10:00 a.m. in Rm. 118, Old Courthouse.

Variance to to allow / foot and 9 inch setbacks in lieu of the required 10 feet for a proposed addition and existing garage; and to allow a 14 ft. 9 inch setback in lieu of the required 25 foot from the side

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

TO: PUTUNENT PUBLISHING COMPANY

Please foward billing to:

John and Kathryn Jeffries 6714 Meekins Avenue

Baltimore, Maryland 21207

410-298-5287

September 9, 1993 Issue - Jeffersonian

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; POR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (2) FOR IMPORMATION CONCERING THE FILE AMD/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government Office of Zoning Administration and Development Management

(410) 887-3353

NOTICE OF HEARING

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Room 118, Old Courthouse, 400 Washington Avenue, Touson, Maryland 21204 as follows:

Former Closing Date: 8/23/93 CASE NUMBER: 94-28-A (Item 29) 6714 Meekins Avenue SW Richardson Avenue, 301.3' SE from c/l Featherbed Lane 2nd Election District - 2nd Councilmanic Petitioner(s): John L. Jeffries and Kathryn W. Jeffries HEARING: THURSDAY, OCTOBER 14, 1993 at 10:00 a.m. in Rm. 118, Old Courthouse.

Variance to to allow 7 foot and 9 inch setbacks in lieu of the required 10 feet for a proposed addition and existing garage; and to allow a 14 ft. 9 inch setback in lieu of the required 25 foot from the mide

111 West Chesapeake Avenue

Towson, MD 21204

cc: John and Kathryn Jeffries Pacesetter Homes, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE. (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (3) FOR IMPORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybeen Ink. on Recycled Paper

Marlotte

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

Zoning Advisory Committee DATE: August 3, 1993 Captain Jerry Pfeifer SUBJECT: August 9, 1993 Meeting

No Comments No Comments No Comments No Comments

No Comments No Comments

Building shall comply with the 1991 Life Safety Code.

Surface for Fire Department access shall be paved and capable of handling 50,000 lbs. on 2 axles. No Comments

No Comments No Comments

ZADM

111 West Chesapeake Avenue

Mr. and Mrs. John L. Jeffries

RE: Case No. 94-28-A, Item No. 29

and a hearing was scheduled accordingly.

Petitioner: John L. Jeffries, et ux

Petition for Administrative Variance

Baltimore, Maryland 21207

Dear Mr. and Mrs. Jeffries:

6714 Meekins Avenue

on this case.

with this office.

Towson, MD 2120 i

Baltimore County Government Office of Zoning Administration and Development Management



(410) 887-3353

Towson, MD 21204

111 West Chesapeake Avenue

SEPTEMBER 2, 1993

John and Kathryn Jeffries 14 Meekins Avenue Baltimore, Maryland 21207

Re: Case Number: 94-28-A

Dear Petitioners:

It has been determined by the Zoning Commissioner's Office that this matter should be set in for public hearing. Formal notification of the hearing date will be forwarded to you shortly.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in a newspaper of general circulation. This office will ensure that the legal requirements for posting and advertising are satisifed; the policy change will effect to whom and when these fees are paid.

Posting charges in the amount of \$ 35 are now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office.

Billing for legal advertising, due upon receipt, will come from and should be

remitted <u>directly to the newspaper</u>.

Please be further advised that non-payment of fees will stay the issuance of

the Zoning Commissioner's Order.

If you have any questions concerning this letter, you may contact Gwen Stephens

Cell Jobbe

ARNOLD JABLON, DIRECTOR

AJ:ggs

Printed with Soybean Ink
on Recycled Paper

Baltimore County Government Office of Zoning Administration and Development Management



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

JULY 28. 1993

NOTICE OF CASE NUMBER ASSIGNMENT

TO: John L. Jeffries and Kathryn E. Jeffries 6714 Meekins Avenue Baltimore, Maryland 21207

Re: CASE NUMBER: 94-28-A (Item 29)
6714 Meekins Avenue
SW Richardson Avenue, 301.3' SE from c/l Featherbed Lane
2nd Election District - 2nd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case, should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before August 8, 1993. The closing date (August 23, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon

15 No. 1

PACESETTER HOMES, INC. P.O. Box 841 Ellicott City, Maryland 21041 Tel. (410) 750-0791

AUG 21 1993

Mr. Lawrence E. Schmidt
Zoning Commissioner
for Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case Number Modify Setbacks on Meekins Street/ Orchard Street/ Richardson Rd Hearing Date August 23, 1993

Dear Mr. Commissioner:

I just learned of the proposal by Mr. and Mrs. Jeffries to modify side and rear setbacks and hereby request a formal review of this proposal. I own property on two sides of the Petitioner and believe that property values will be irreversibly harmed. More specifically, I own property next to the Jeffries on Meekins Street and I also own the land across the road on Orchard Street. Both of my properties will be adversely affected by the Petitioner's proposal. The property on Meekins Street is contiguous to the Petitioner and construction is about to commence on a new home; the new Buyer is most unhappy with the subject proposal. The structure proposed by the Petitioner will be too close to the new house.

I request a formal review of this matter for several reasons. Since I own property on both sides of the Petitioner, I should be consulted regarding the impact of any proposal affecting my property. There is no compelling reason that this request should be honored. Further, there are several other alternatives, less harmful, than the one selected by the Petitioner. No other homes in the general vicinity contain similar variances. For these reasons, I do not support the proposal by the Petitioner

I recommend you deny the request to modify setbacks.

Thank you for your consideration. I would appreciate a copy of your decision, if possible.

All The Best,

Sue So

Eric L. Bers, DE

President

AUG 24 1993

ZADM

John L. and Kathryn E. Jeffries 6714 Meekins Ave. Baltimore, Md. 21207 (410) 298 5287

July 10,1993

To whom this may concern,

We the neighbors and owners of property near the Jeffries residents have no problem with a variance being granted for the purposed addition. We understand that the new addition will be 7 feet from the property line.

Please print your name, address, and sign.

Wilson E. Wallace + Roberta Wallace
6717 Richardson Road
Roberta Stallace
Wilson & Wallace
Wilson & Wallace

John - Donothy SPINDLER 6719 RICHARDSON ROAD

REDINALD W. KELLY - MOI FEATHER DED HA. - Regulal W. Kelly
Mildred M Scat (212 M) 1-

John HOWARD 1923 FEATHERDEDLA John Howard Howard

Connie Matchell 4713 Richardson Rd Antis Hitchell 6713 Richardson Rd.

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

6714 Meekins Ave. Batto. M. 21207

John + Kathaya Jeffaier
6714 Meekins Ave.
Balto Md. 21207
Flor plus Finnewaddition

Badason
12416'

F7FFFRONTHE EINEL

1015

Bed Room
11'49'

177FFFRONTHE EINEL









